

**AGENDA
Zoning Board
Borough of Rumson
October 20, 2015
7:30 P.M.**

Pledge of Allegiance

Roll Call

Statement of compliance with the notice requirements of the Open Public Meetings Act.

1. The application of **Thomas & Nancy Mertens**, 62 Blackpoint Road (Block 47, Lot 6.01, R-6 Zone) to construct a new open covered front porch at the existing premises. The residence is currently non-conforming in Building Front Setback 30 feet Required; 24.14 feet Existing, Porch Front Setback 25 feet Required; 20.0 feet Existing, Rear Setback 35 feet Required; 22 feet Existing and Maximum Building Coverage 1,258 sf. Permitted; 1,776 sf. Existing. New construction will increase non-conformities in Porch Front Setback 25 feet Required; 20.0 feet Existing; 18.0 feet Proposed.

2. The application of **Joseph & Miriam Tort**, 14 Heathcliff Road (Block 117, Lot 9, R-1 Zone) to construct a new rear pergola and covered (roofed) outdoor cooking area over existing patio area at the existing premises. The property is currently non-conforming in Maximum Building Coverage 5,529 sf. Permitted; 5,742 sf. Existing. New construction will increase non-conformity in Maximum Building Coverage 5,529 sf. Permitted; 5,742 sf.; Existing; 6,342 sf. Proposed.

3. The application of **Shawn & Christine Reynolds**, 15 Blackpoint Horseshoe (Block 79, Lot 6, R-2 Zone) for partial demolition of existing two-story west side portion of residence and reconstruct a new two-story addition in same footprint, including the enclosure of the existing rear pergola area and reconfiguration of driveway at the existing premises. The property is currently non-conforming in Interior Lot Shape 100 feet Required; 66.42 feet Existing and Maximum Lot Coverage 11,051 sf. Permitted; 12,250.66 sf. Existing. The residence is currently non-conforming in Minimum Side Setback Required one side 26.5 feet and total of 54.5 feet / Existing one side 20.2 feet and total of 40.56 feet. New construction will increase non-conformity in Maximum Lot Coverage 11,051 sf. Permitted; 12,250.66 sf. Existing; 13,043.74 Proposed.

ADMINISTRATIVE:

Approval of September 15, 2015 Minutes

Approval of October 20, 2015 Resolutions

James & Catherine McHugh, 45 Waterman Avenue (Block 144, Lot 26, R-5 Zone)

John & Beverly Gomez, 10 Third Street (Block 24.01, Lot 5, R-5 Zone)

Mrs. Patricia Murphy
State Shorthand Reporting Service